



## A. PROJECT INFORMATION

### 1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

ZDR Case Number: BDA-2024-05752

Project Description: New Dental Office

Case Review Date: Oct 2024

### 2. SITE INFORMATION

Development Address: 2601 CHARTIERS AVE

Parcel (s): 41-D-135

Zoning Designation: UI

Neighborhood: Crafton Heights

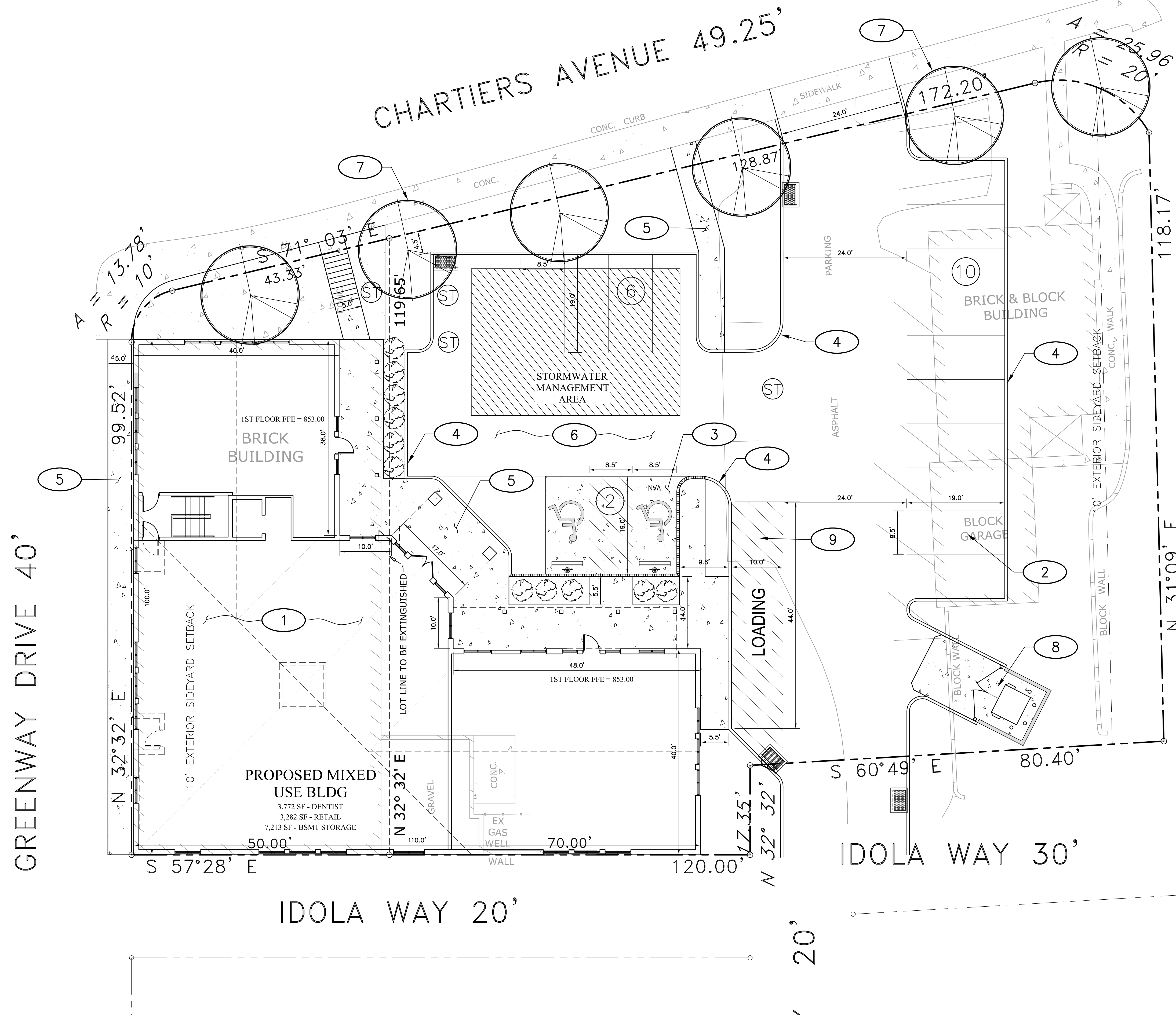
Registered Community Organization: N/a

Date of Development Activities Meeting: N/r

## B. ZBA REQUESTS

Type of Request: Variance Code Section: 904.07C

Description: Exterior Side yard setback.



## SITE PLAN KEYED NOTES

- 1 PROPOSED BUILDING.
- 2 PROPOSED 9'x20' PARKING SPACES.
- 3 PROPOSED 8'x20' HANDICAPPED PARKING SPACES.
- 4 PROPOSED 6" CONCRETE CURB.
- 5 PROPOSED CONCRETE SIDEWALK.
- 6 PROPOSED ASPHALT PAVEMENT AREA.
- 7 PROPOSED STREET TREES.
- 8 PROPOSED DUMPSTER.
- 9 PROPOSED LOADING ZONE.

## LOT INFORMATION

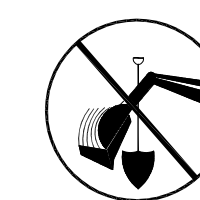
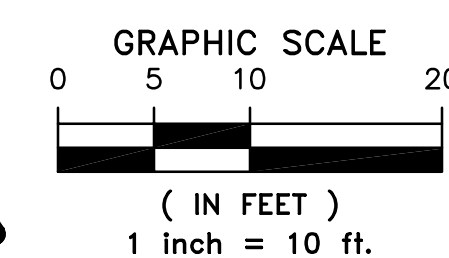
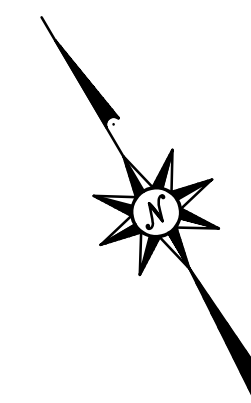
SITE ADDRESS:	2601 CHARTIERS AVE PITTSBURGH, PA 15204
COUNTY:	ALLEGHENY COUNTY
BLOCK: LOT:	TO BE DETERMINED UPON LOT CONSOLIDATION PLAN APPROVAL & RECORDING
TOTAL LOT AREA:	24,473.80 FT <sup>2</sup> OR 0.562 Acs.
ZONING DISTRICT:	U1 (URBAN INDUSTRIAL)

## PARKING CALCULATIONS

USE	REQUIRED	PROVIDED
DENTIST (3,772 SF MEDICAL OFFICE) (1 PER 400 SF ABOVE FIRST 2,400 SF)	4	
TENANT (3,190 SF RETAIL SALES/SVCS) (1 PER 500 SF ABOVE FIRST 2,400 SF)	2	
TOTAL REQUIRED	6	
TOTAL PROVIDED		18 SPACES

### LOT AREA, YARD AND HEIGHT REQUIREMENTS

	<u>REQUIRED</u>	<u>PROVIDED</u>
MINIMUM LOT SIZE	0 FT	24,473.80 FT <sup>2</sup> OR 0.562 Acs.
MINIMUM FRONT SETBACK	0 FT	27.5 FT
MINIMUM REAR SETBACK (WHEN ADJ. TO A WAY)	0 FT	0 FT
MINIMUM EXTERIOR SIDEYARD SETBACK	10 FT	0 FT
MAXIMUM HEIGHT OF STRUCTURE	60 FT (4 STORIES)	±51 FT (1 STORIES)



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CONSTRUCTION PHASE AND 10 WORKING  
DAYS NOTICE IN DESIGN STAGE.  
STOP CALL  
PENNSYLVANIA ONE CALL SYSTEM, INC.  
1-800-242-1776

# MURPHY'S FAMILY DENTISTRY

## CONCEPT PLAN

2601 CHARTIERS AVE  
PITTSBURGH, PA 15204  
ALLEGHENY COUNTY

[illegible]

ROJ NO: 23-1007  
CALE: AS SHOWN

DATE: 10/9/2024  
DESIGNED BY: CKM  
DRAWN BY: CKM

HECKED BY: PJK

SHEET TITLE:

CONCEPT PLAN  
PHASE 2

SHEET NO.  
CP1.2


REVISIONS:

MARK	DATE	DESCRIPTION
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A&amp;E SEAL:

ACKNOWLEDGEMENT OR "SIGN-OFF" BY PARTIES TO THE CONSTRUCTION DRAWINGS DOES NOT CONSTITUTE ALTERATION OF LEASE TERMS.

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**RED SWING GROUP**  
ENGINEERS & SURVEYORS

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